



Minutes

Hearing of Submissions Committee
Tuesday, 14 November 2017

Held in the
Council Chambers
1 Merrijig Drive, Torquay
Commencing at 5.00pm

Council:

Cr David Bell (Mayor)
Cr Libby Coker
Cr Martin Duke
Cr Clive Goldsworthy
Cr Rose Hodge
Cr Carol McGregor
Cr Brian McKiterick
Cr Margot Smith
Cr Heather Wellington

MINUTES FOR THE HEARING OF SUBMISSIONS MEETING OF SURF COAST SHIRE COUNCIL
HELD IN THE COUNCIL CHAMBERS, 1 MERRIJIG DRIVE, TORQUAY
ON TUESDAY 14 NOVEMBER 2017 COMMENCING AT 5.00PM

PRESENT:

Cr David Bell (Mayor)
Cr Martin Duke
Cr Rose Hodge
Cr Carol McGregor
Cr Brian McKitterick
Cr Margot Smith

In Attendance:

Chief Executive Officer – Keith Baillie
General Manager Environment & Development – Ransce Salan
General Manager Culture & Community – Chris Pike
Manager Economic Development and Tourism – Matt Taylor

51 members of the public
2 members of the press

APOLOGIES:

Cr Libby Coker
Cr Clive Goldsworthy
Cr Heather Wellington

Committee Resolution

MOVED Cr Martin Duke, Seconded Cr Carol McGregor

That apologies be received from Cr Libby Coker, Cr Clive Goldsworthy and Cr Heather Wellington.

CARRIED 6:0

CONFLICTS OF INTEREST:

Nil.

SUBMITTERS HEARD

1. Alan Wilkins
2. Trevor Butler
3. Miyo Fallshaw
4. Barrie Sutherland / Neil Noelker for Torquay Commerce and Tourism
5. Gail Price
6. Deb Johnson
7. Mike Kaufmann, Kaufmann Property Consultants & Ron Selkirk
8. Sue O'Shanassy
9. Andrew Cherubin
10. Cathy Smith
11. Andrew Cherubin for 3228 Residents Association
12. James Iles for Ryans IGA Supermarket
13. Dan Remenyi
14. Andrew Lewis
15. John Foss

BUSINESS:

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1. ENVIRONMENT & DEVELOPMENT

1.1 Torquay Town Centre Project

Author's Title: Senior Strategic Planner

General Manager: Ransce Salan

Department: Planning & Development

File No: F17/409

Division: Environment & Development

Trim No: IC17/1278

Appendix:

1. Order of Speakers - Torquay Town Centre Project (D17/127613)

Officer Direct or Indirect Conflict of Interest:

Status:

In accordance with Local Government Act 1989 –
Section 80C:

Information classified confidential in accordance with
Local Government Act 1989 – Section 77(2)(c):

Yes

No

Yes

No

Reason: Nil

Reason: Nil

Purpose

The purpose of this report is to provide an overview of the major issues raised in submissions received to the Torquay Town Centre Project as part of the Hearing of Submissions process.

Summary

The Torquay Town Centre Project aims to provide a clear vision for the Torquay Town Centre, including design principles to guide future development. Council is managing the project however it is jointly funded by both Council and Regional Development Victoria. Two draft documents comprise the primary output from the project:

- Strategic Investment Facilitation Plan (SIFP)
- Urban Design Framework (UDF).

A third draft document, the Torquay Town Centre Parking and Access Strategy 2016-21, was publicly exhibited alongside the draft SIFP and draft UDF.

The draft UDF purports to facilitate investment in order to provide the services, facilities and job opportunities that are required for the growing population. It also aims to create a pedestrian friendly environment, building on the critical assets of Torquay which include the beach, foreshore and relaxed lifestyle, is consistent with the coastal character of Torquay.

The three draft documents were placed on public exhibition for a period of six weeks between 28 August 2017 and 9 October 2017. Late submissions were accepted after the closing date up until 31 October 2017. A total of 158 submissions were received.

It is noted that there were a range of views on many of the issues raised through the submissions. However, the biggest issue was the proposal for building heights of up to 4 and 5 storeys. A number of submissions emphasised that they supported various elements of the draft documents but that they also had concerns about, or were opposed to, some of the proposals.

This report summarises the major issues raised. All issues will be considered in detail in a report to be presented to the 12 December 2017 Council meeting.

Recommendation

That Council receive and note submissions to the Torquay Town Centre Project and the Torquay Town Centre Parking and Access Strategy 2016-21.

Committee Resolution

MOVED Cr Margot Smith, Seconded Cr Carol McGregor

That Council receive and note submissions to the Torquay Town Centre Project and the Torquay Town Centre Parking and Access Strategy 2016-21.

CARRIED 6:0

1.1 Torquay Town Centre Project

Report

Background

The Torquay Town Centre Project aims to provide a clear vision for the Torquay Town Centre, including design principles to guide future development. Council is managing the project however it is jointly funded by both Council and Regional Development Victoria. Two draft documents comprise the primary output from the project:

- Strategic Investment Facilitation Plan (SIFP)
- Urban Design Framework (UDF).

Consultants, Hansen Partnership, in collaboration with Essential Economics and the Martyn Group, prepared the draft SIFP and UDF. The draft documents were prepared following consultation with various stakeholders and the community including a number of activities:

- Community survey (over 350 responses) – January/February 2017
- Walking tour with traders, developers and other stakeholders – 22 February 2017
- Community drop in session – 22 February 2017
- Stakeholder workshop – 26 April 2017
- Community workshop – 26 April 2017.

Background information on the project has been available on the Surf Coast Conversations webpage and there have also been a number of media releases, email updates and social media posts providing information and updates on the project.

At the 22 August 2017 Council meeting, Council resolved to publicly exhibit the draft documents for a period of six weeks.

A third draft document, the Torquay Town Centre Parking and Access Strategy 2016-21, prepared by TTM Consulting in 2016, was publicly exhibited alongside the draft SIFP and draft UDF (in accordance with a Council resolution made on 13 September 2016). The findings and recommendations in this report were reviewed as part of the Torquay Town Centre Project and where alternate recommendations have been made these are noted in the UDF.

Discussion

The three draft documents were placed on public exhibition for a period of six weeks between 28 August 2017 and 9 October 2017. Late submissions were accepted after the closing date up until 31 October 2017. A total of 158 submissions were received. Submissions were received from landowners, developers, residents, the Torquay Commerce and Tourism Association, the Surf Coast Energy Group Inc. (SCEG), the 3228 Residents Association and other interested persons.

Key issues raised in submissions include:

- Objections to the proposed building heights (particularly 4 and 5 storeys)
- A need to protect the natural beauty and coastal, relaxed beachside character of the Torquay Town Centre
- Objections to a possible discount department store
- Opposition to any commercial rezoning of land in the vicinity of Anderson Street and Pearl Street
- Concerns that proposed setbacks are insufficient, particularly from The Esplanade
- Concerns about car parking
- A need for more public open space/ concern that the size of the proposed Town Plaza is too small
- Objections to any reduction in 3rd party notification or appeal rights
- Concerns that simply providing more commercial floor space opportunities will not result in additional office space
- Concerns that the draft reports do not facilitate employment opportunities beyond low paid, casual roles
- A need for more consideration to be given to sustainability targets and waste reduction/management
- General support for future planning and creating a vision for the Town Centre
- General support for improving pedestrian access and connections in and around the Town Centre
- General support for improving and upgrading the streetscape in the Town Centre
- Concerns that more time and resources need to be given for consultation and a number of additional technical studies before the adopting a long term strategy.

1.1 Torquay Town Centre Project

It is noted that there were a range of views on most of these issues expressed through the submissions, however the majority were opposed to the proposed building heights. A number of submissions emphasised that they supported various elements of the draft documents, in particular streetscape improvements and pedestrian amenity, but that they had concerns mainly relating to a number of the above issues.

Coming through very strongly in the submissions is the value people place on the relaxed coastal/beach environment of Torquay for both aesthetic and wellbeing reasons. The character of Torquay was described with the following words "ocean, beach vibe, relaxed, green space, clean, sunlight, casual, low scale, human scale, healthy, rambling, informal, history", and more specifically for the town centre "open blue skies and ocean, mix of indigenous and European vegetation, lawns/nature, not homogenous". Of note were the number of submissions referring to the character of the older homes which have been converted to commercial use (eg. Fishos, Bomboras, Mobys). Many expressed that these developments capture what are the start of a well-regarded built form character for the town centre.

The Torquay Commerce and Tourism Association generally support the draft documents and reinforcing the primacy of the Torquay Town Centre in the region's retail hierarchy. They have some concerns, notably opposing a discount department store, and have suggested more consideration be given to issues such as setbacks, car parking, open space, bus stops, and others.

The 3228 Residents' Association commend Council for commencing a review of town centre strategy but believe that more time and resources need to be allocated for both community consultation and technical studies prior to the adoption of a long term strategy. The 3228 RA are opposed to proposed heights and setbacks, a discount department store, lack of open space, additional rezoning prior to further work, any reduction in 3rd party notification or appeal rights. They have also expressed a need for improved architectural guidelines. The 3228 RA support the proposal for one way traffic along Gilbert Street but not the direction of flow or traffic lights at Bristol Road. The view was expressed that there needs to be more attention given to car parking, commercial floorspace requirements, and employment opportunities.

This report summarises the major issues raised in submissions to the Torquay Town Centre Project. All issues will be considered in detail in a report to be presented to the 12 December 2017 Council meeting.

Financial Implications

The budget for the Torquay Town Centre Project comprises a funding contribution from Regional Development Victoria of \$40,000 and a Council contribution of \$50,000. Implementation, including a planning scheme amendment, streetscape and other works will be part of the next phase and would need to be costed as detailed plans are developed.

Council Plan

Theme 4 Vibrant Economy
Objective 4.1 Support the creation and retention of jobs in existing and new businesses to meet the needs of a growing community
Strategy 4.1.4 Plan for industrial and commercial zones in growing communities

Theme 3 Balancing Growth
Objective 3.2 Ensure infrastructure is in place to support existing communities and provide for growth
Strategy Nil

Theme 4 Vibrant Economy
Objective 4.3 Strengthen the vitality of town centres
Strategy 4.3.1 Identify and support the economic and social drivers of town centres within the shire

Policy/Legal Implications

Should council adopt the recommendations of the Torquay Town Centre Project a new policy direction for growth and development within the Torquay Town Centre will be created.

Officer Direct or Indirect Interest

No officer involved in the preparation of this report has any conflicts of interest.

1.1 Torquay Town Centre Project

Risk Assessment

No risks to Council have been identified with considering submissions.

Social Considerations

Torquay-Jan Juc has experienced rapid population growth in recent years which is expected to continue. As part of planning for this growth, the Torquay Town Centre Project considers the future role and development of the Town Centre. The draft UDF purports to facilitate investment in order to provide the services, facilities and job opportunities that are required for the growing population. It also aims to create a pedestrian friendly environment, building on the critical assets of Torquay which include the beach, foreshore and relaxed lifestyle, is consistent with the coastal character of Torquay.

Community Engagement

The following actions were undertaken as part of the public exhibition process:

- Update to the Surf Coast Conversations webpage, including an opportunity to make a submission through this website
- Preparation of Bulletin Number 3
- Direct notification to all landowners and occupiers within the study area
- Direct notification to all landowners and occupiers within the area proposed for rezoning (Anderson/Pearl Streets)
- Direct email to all persons previously registered as interested parties to the Torquay Town Centre Project
- Advertisements in the Surf Coast Times and The Echo on Thursday 24 August and Thursday 31 August 2017
- Notice in the Mayor's Column on Thursday 24 August 2017
- Two open house consultation sessions on Thursday 7 September 2017
- Periodic social media releases
- Presentation by the Chief Executive Office to the Torquay Commerce and Tourism Association on Tuesday 26 September 2017
- Officers available to meet in person with members of the public and other interested parties as requested during the exhibition period. Officers met with many people during this time, including representatives of the 3228 Residents' Association.

It is also noted that the Project appeared as a front page article in the Surf Coast Times on Thursday 24 August 2017, a front page headline in the Geelong Advertiser on Saturday 2 September 2017, an article in The Echo on Thursday 24 August 2017, and separate articles in the Surf Coast Times on Thursday 14 September 2017 and Thursday 28 September 2017.

Environmental Implications

The recommendations for increased landscaping in the Centre and improving links with the foreshore and Taylor Park would have a positive impact on the local environment.

Communication

All submitters have been invited to attend and present at the Hearing of Submissions conducted on 14 November 2017. Submitters will be advised of Council's decision on the Torquay Town Centre Project following the 12 December 2017 Council meeting.

Options

Option 1 – That Council receives and notes the submissions to the Torquay Town Centre Project and the Torquay Town Centre Parking and Access Strategy 2016-21.

This option is recommended by officers as this is the purpose of the Hearing of Submissions Meeting.

Option 2 – That Council refuse to receive and note the submissions to the Torquay Town Centre Project and the Torquay Town Centre Parking and Access Strategy 2016-21.

This option is not recommended by officers as it is contrary to the purpose of the meeting.

1.1 Torquay Town Centre Project

Conclusion

The submissions detail a number of matters that should be considered by Council before deciding on the Torquay Town Centre Project. To receive and note the submissions is an appropriate course of action, followed by detailed consideration at the 12 December 2017 Council meeting.

1.1 Torquay Town Centre Project

APPENDIX 1 ORDER OF SPEAKERS - TORQUAY TOWN CENTRE PROJECT



**Hearing of Submissions
Tuesday 14 November 2017, 5.00 pm
Council Chambers
1 Merrijig Drive, Torquay**

Torquay Town Centre Project

ORDER OF SPEAKERS

	Submitter
5.00pm	
1.	Alan Wilkins
2.	Trevor Butler
3.	Miyo Fallshaw
4.	Barrie Sutherland / Neil Noelker for Torquay Commerce and Tourism
5.	Gail Price
6.	Deb Johnson
7.	Mike Kaufmann, Kaufmann Property Consultants & Ron Selkirk
8.	Sue O'Shanassy
9.	Andrew Cherubin
10.	Cathy Smith
11.	Brian Singer
12.	Andrew Cherubin for 3228 Residents Association
13.	James Iles for Ryans IGA Supermarket
14.	Dan Remenyi
15.	Ian Coffey
16.	Michaela (surname withheld)
6.30pm	Break
6.45pm	
17.	Fred Scharosi
18.	Katrina White
19.	Fiona McPherson
20.	Andrew Lewis
21.	Luke Edwards
22.	John De Witt
23.	Jan Smith
24.	Marian St Quentin
25.	Simon Pilkington
26.	John Foss
27.	Carly Zubler

Close: There being no further items of business the meeting closed at 6.57pm.